



*Dana DeBeauvoir*  
Dana DeBeauvoir, County Clerk  
Travis County, Texas

Nov 29, 2021 02:00 PM Fee: \$34.00

2021261180

\*Electronically Recorded\*

STATE OF TEXAS

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COUNTY OF TRAVIS

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**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**for**  
**PIONEER CROSSING WEST HOMEOWNER'S ASSOCIATION, INC.**

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: Pioneer Crossing West Homeowner's Association, Inc.
2. Name of project or subdivision: Pioneer Crossing West
3. Recording data for subdivision: See Exhibit A
4. Recording data for the declaration and any/all amendments: See Exhibit A
5. Contact information for association's managing agent:

Name: Goodwin Management, Inc.  
Mailing address: 11950 Jollyville Road, Austin, TX 78759  
Phone number: 855-289-6007  
Email address: info@goodwintx.com

6. Association website: [www.goodwintx.com](http://www.goodwintx.com)
7. Amount and description of all fees or charges by the association relating to a property transfer:

\$375 resale certificate; \$75 resale certificate update; \$30 service fee; compliance inspection fee \$120; transfer fee \$275.

**Please plan ahead when ordering a resale certificate or update**, by law the association has **10 business days** to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information, and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. This is a fee not related to transfer of a lot but related to providing a service at an accelerated rate over and above that required by law. Any rush fee will not exceed \$300 for 1-day rush; \$200 for 3-day rush; \$100 for 5-day rush.

*Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.*

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

## PIONEER CROSSING WEST HOMEOWNER'S ASSOCIATION, INC.

By 

Printed name

Jim Smitheman

Title:

Officer

OR

Managing agent (circle one)

Date

11.10.21

STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was acknowledged before me on 11.10.21  
 20 21 by Jim Smitheman in the above stated capacity.

Notary signature

Ellen Stronach

Notary Public for the State of

Texas

Printed name of notary

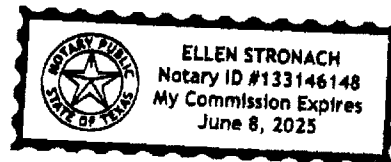
Ellen Stronach

My commission expires

6-8-25

After recording, please return to:

Niemann & Heyer LLP  
 1122 Colorado, Suite 313  
 Austin, TX 78701



/Volumes/File Server/CLIENTS/PioneerCrossingWest/Rules Legislative 2021/ManagementCertPioneerCrossingWest2021 9-1-21 (with  
 Ex.A).doc

**EXHIBIT A**

**PIONEER CROSSING WEST**

1. The following Declaration of Covenants, Conditions and Restrictions recorded in **Inst. 2002044746, 2002161686, 2002161687, 2005040057, 2005200955, 2007082367, 2007082368, 2007082369**, Official Public Records Travis County, Texas.

2. Notice of Dedicatory Instruments recorded in **Inst. 200200301, 200200323, 200300336, 2003112516, 200400088, 200400165, 200400346, 2004019962, 2004061151, 2004070887, 2004121295, 2004121296, 200500110, 200500189, 200500217, 2005143912, 2005169762, 200600257, 200600258, 2006097655, 2006188803, 200700320, 2007196275, 2011109558, 201200223, 201200224, 2012045212, 2012087483, 2012145531, 2012215148, 2013170434, 2013170435, 2014186821, 2014186883, 2014187151, 201500173, 2018179248, 2020082213**, Official Public Records Travis County, Texas.

3. The following amendment(s), if any, to the Declaration of Covenants, Conditions and Restrictions recorded in **Inst. 2004019961, 2004127125**, Official Public Records Travis County, Texas.